133.0	0006	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,518,100 / 1,518,100
					USE VALUE:	1,518,100 / 1,518,100
					ASSESSED:	1,518,100 / 1,518,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
159		GLOUCESTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CIPOLLONI PATSY BENNY
Owner 2:	
Owner 3:	
Street 1:	159 GLOUCESTER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 13,163 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Brick Veneer Exterior and 3268 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	8	22E
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	13163.000	784,700		733,400	1,518,100
Total Card	0.302	784,700		733,400	1,518,100
Total Parcel	0.302	784,700		733,400	1,518,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 464.53 | /Parcel: 464.5

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 85641

GIS Ref

GIS Ref

Insp Date 12/01/17

PREVIOUS ASSESSMENT

Parcel ID: 133.0-0006-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	784,300	0	13,163.	733,400	1,517,700	1,517,700	Year End Roll	12/18/2019
2019	101	FV	584,600	0	13,163.	774,100	1,358,700	1,358,700	Year End Roll	1/3/2019
2018	101	FV	582,600	0	13,163.	570,400	1,153,000	1,153,000	Year End Roll	12/20/2017
2017	101	FV	582,600	0	13,163.	546,000	1,128,600	1,128,600	Year End Roll	1/3/2017
2016	101	FV	582,600	0	13,163.	505,200	1,087,800	1,087,800	Year End	1/4/2016
2015	101	FV	558,000	0	13,163.	423,700	981,700	981,700	Year End Roll	12/11/2014
2014	101	FV	558,000	0	13,163.	414,000	972,000	972,000	Year End Roll	12/16/2013
2013	101	FV	558,000	0	13,163.	394,400	952,400	952,400		12/13/2012

!10383!

PRINT

Date	Time
12/11/20	00:41:40

LAST REV

Date	Time
11/30/20	13:59:46
jorourke	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 10383

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	14246-87		3/1/1981		139,500	No	No		Y

USER DEFINED

Prior Id # 1:	85641
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/8/2002	70	Redo Bat	2,000	C				TILE BATH WALLS/FL

ACTIVITY INFORMATION

Date	Result	By	Name
12/1/2017	MEAS&NOTICE	HS	Hanne S
2/25/2009	Measured	372	PATRIOT
1/24/2000	Inspected	264	PATRIOT
11/18/1999	Mailer Sent		
11/4/1999	Measured	264	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		13163		Sq. Ft.	Site		0	90.	0.62	10									733,406						733,400	

Total AC/HA: 0.30218 | Total SF/SM: 13163 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 733,406 | Spl Credit | Total: 733,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	2 - Slate		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.97129738
Const Adj.:	1.08222413
Adj $ / SQ:	131.395
Other Features:	92196
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	822573
Depreciation:	37838
Depreciated Total:	784735

COMMENTS

SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2002
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	3	
Totals			
1	10	3	

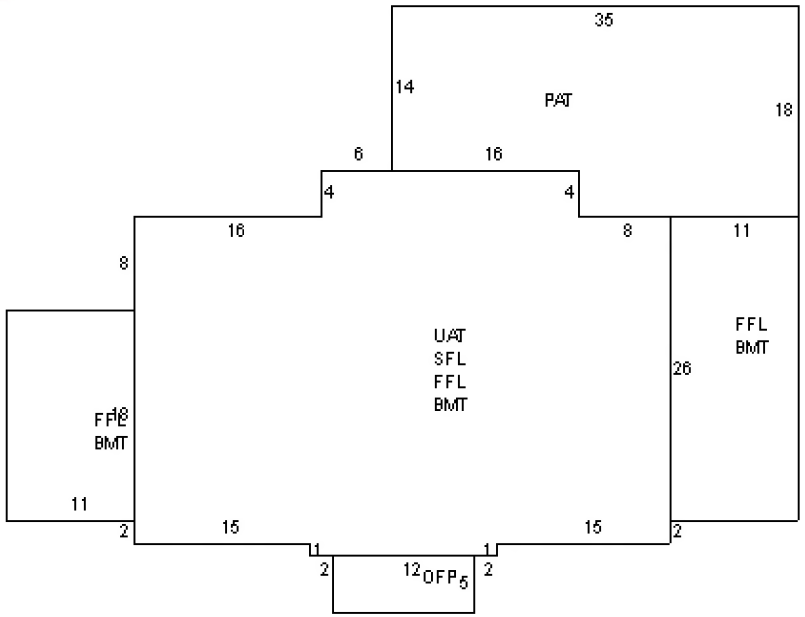
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	174.76
Special Features:	0	Val/Su Net:	128.26
Final Total:	784700	Val/Su SzAd	240.12

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,876	39.420	73,949
FFL	First Floor	1,876	131.400	246,497
SFL	Second Floor	1,392	131.400	182,902
PAT	Patio	566	3.150	1,784
UAT	Upper Attic	348	52.560	18,290
OFP	Open Porch	60	47.620	2,857

Net Sketched Area:	6,118			Total:	526,279
Size Ad	3268	Gross Are	7162	FinArea	3268

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

133.0-0006-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	